

ORDINANCE NO. 20060727-137

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10312 MILKY WAY DRIVE FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to single family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-06-0095, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.377 acre (16402 square feet) tract of land, more or less, out of the R.L. Preece Survey No. 2, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10312 Milky Way Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single family residence large lot (SF-1) base district and other applicable requirements of the City Code.



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-441-6987

2807 Manchaca Road
Building One
Austin, Texas 78704

EXHIBIT A

**0.377 AC.
AUSTIN CHRISTIAN FELLOWSHIP
ZONING/ANNEXATION DESCRIPTION**

A DESCRIPTION OF 0.377 ACRES (APPROX. 16402 S.F.) IN THE R.L. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.647 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT# 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.377 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the south line of the 1.647 acre tract, being also the northeast corner of Lot 9, Block B, The Preserve at Riverplace Section 2, a subdivision of record in Document No. 200000178 of the Official Public Records of Travis County, Texas, and being also the northwest corner of Lot 10, Block B;

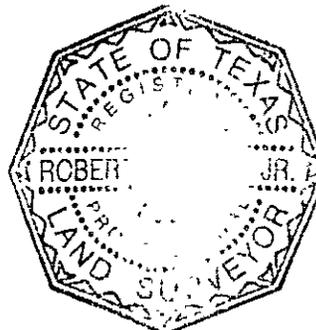
THENCE North 72°40'13" West, with the south line of the 1.647 acre tract, being also the north line of Lot 9, a distance of 193.20 feet to a 1/2" rebar with cap set, from which a 1/2" rebar found for the southwest corner of the 1.647 acre tract, being also the northwest corner of Lot 9, bears South 72°40'13" West, a distance of 144.78 feet;

THENCE over and across the 1.647 acre tract, the following three (3) courses:

1. North 66°30'37" East, a distance of 225.79 feet to a 1/2" rebar with cap set;
2. South 23°24'37" East, a distance of 54.03 feet to a 1/2" rebar with cap set;
3. South 24°14'41" West, a distance of 107.44 feet to the **POINT OF BEGINNING**, containing 0.377 acres of land, more or less.

Surveyed on the ground in December, 2005. Bearing Basis: Grid Azimuth for Texas Central Zone, 1983/93 HARN values from LCRA control network. Attachments: Drawing 014-101-Z2.

Robert C. Watts, Jr.
Registered Professional Land Surveyor
State of Texas No. 4995



4-26-08

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.377 ACRES (APPROX. 16402 S.F.) IN THE R.L. PREECE SURVEY NO. 2, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 1.647 ACRE TRACT DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO AUSTIN CHRISTIAN FELLOWSHIP DATED JANUARY 10, 2000, OF RECORD IN DOCUMENT# 2000005917 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

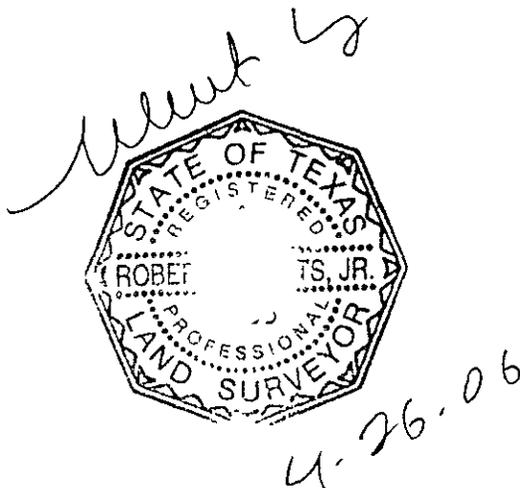
BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN VALUES FROM LCRA CONTROL NETWORK.

ATTACHMENTS: METES AND BOUNDS DESCRIPTION XXXXXX

LEGEND

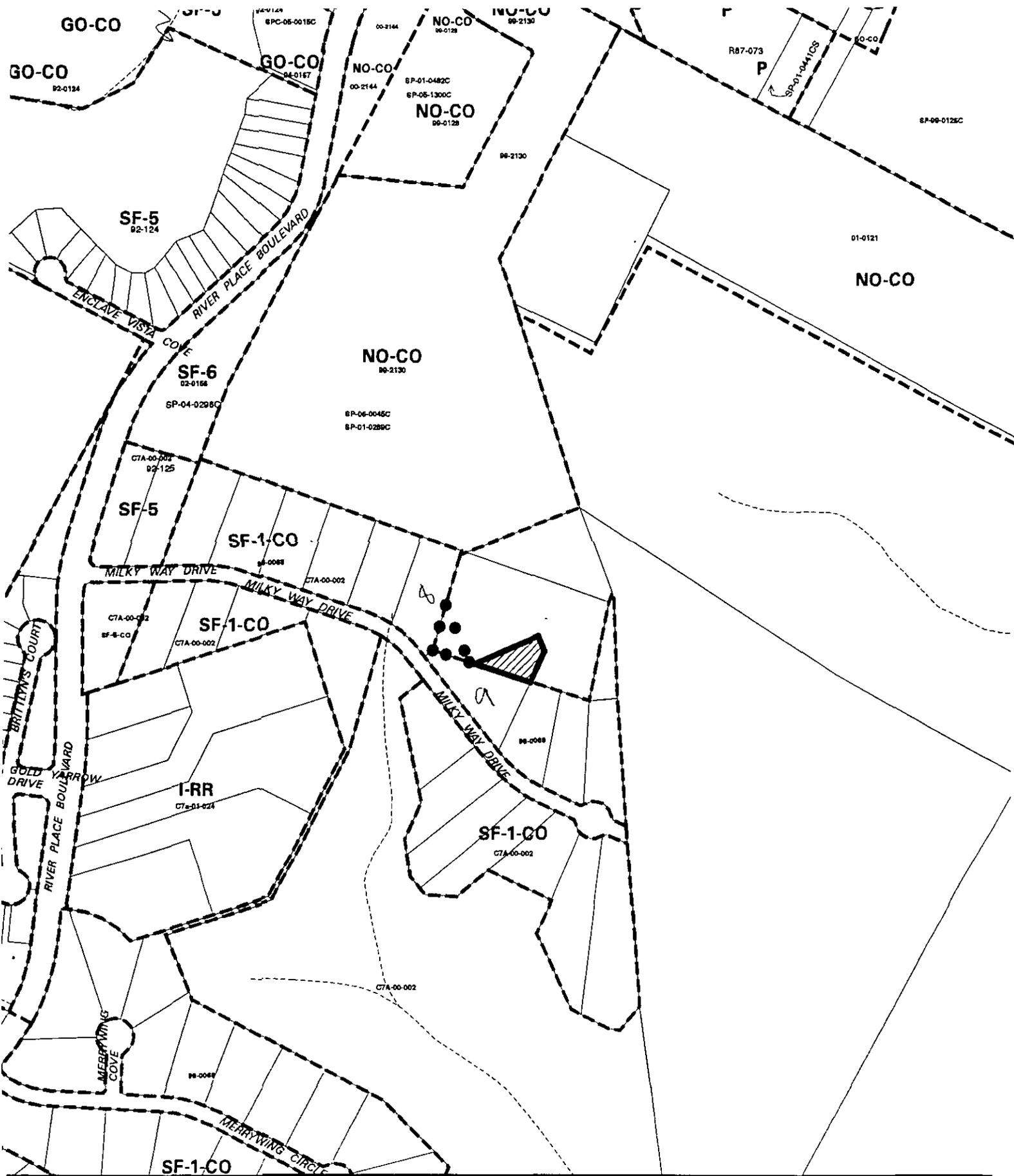
- 1/2" REBAR FOUND
- 1/2" REBAR WITH CAP SET
- ▲ 60D NAIL FOUND

LINE TABLE		
No.	BEARING	LENGTH
L1	N66°30'37"E	225.79'
L2	S23°24'37"E	54.03'
L3	S24°14'41"W	107.44'
L4	N72°40'13"W	144.78'



DATE OF SURVEY: DECEMBER, 2005
 PLOT DATE: 04/26/06
 DRAWING NO.: 014-101-Z2
 PROJECT NO.: 014-101

Chaparral



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B	CITY GRID REFERENCE NUMBER D32
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: J. ROUSSELIN		
CASE #: C14-06-0095		DATE: 06-06	
ADDRESS: 10312 MILKY WAY COVE		INTLS: SM	
SUBJECT AREA (acres): 0.377			